

Site of Former Bridgeward Social Club, 68-68A Austin Street, Ipswich, Suffolk, IP2 8DF



FREEHOLD FOR SALE

- Close to waterfront, town centre and railway station.
- A14 within 2.1 miles
- 0.57 acres (0.231 ha)
- Suitable for various uses/redevelopment, s.t.p.

Vacant site
with potential
for alternative
uses and
redevelopment
s.t.p.



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Details

Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a catchment of almost 350,000.

The property is located approximately 0.6 miles south of the town centre and within a short walk of the waterfront. Various shops are located in Austin Street, including a Co-Op Daily convenience store. The railway station is within 0.4 miles and Wherstead Road (A137) provides access to the A14 within 2.1 miles (see location plan on back page).

The property is accessed via a private driveway adjacent to No. 33 Austin Street.

Description

The property comprises the site of the former Bridgeward Social Club. The social club building has previously been demolished and the materials removed, leaving a clear site. The grounds previously provided parking for approximately 45 vehicles and the surfacing has been retained.

The gross site area including the driveway extends to approximately 0.57 acres (0.231 ha).

Planning & Alternative Uses

The property is allocated in the Adopted Ipswich Local Plan, together with an area of the adjoining site to the north, for the development of 15 homes. We would refer all interested parties to the Site Allocations and Policies Development Plan Document Review, Adopted March 2022 (site reference IP309).

The site is also considered suitable for alternative commercial and storage uses, subject to planning.

Services

It is understood that the property was previously served by mains gas, water, electricity, surface and foul water drainage. Although these services have now been decommissioned it is assumed that they are capable of being reinstated.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Local Authority

Ipswich Borough Council
Grafton House
15/17 Russell Road
Ipswich
Suffolk
IP1 2DE

Terms

Offers are invited in the region of £250,000 for the freehold interest with vacant possession upon completion.

Particulars

Property details prepared in January 2024.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

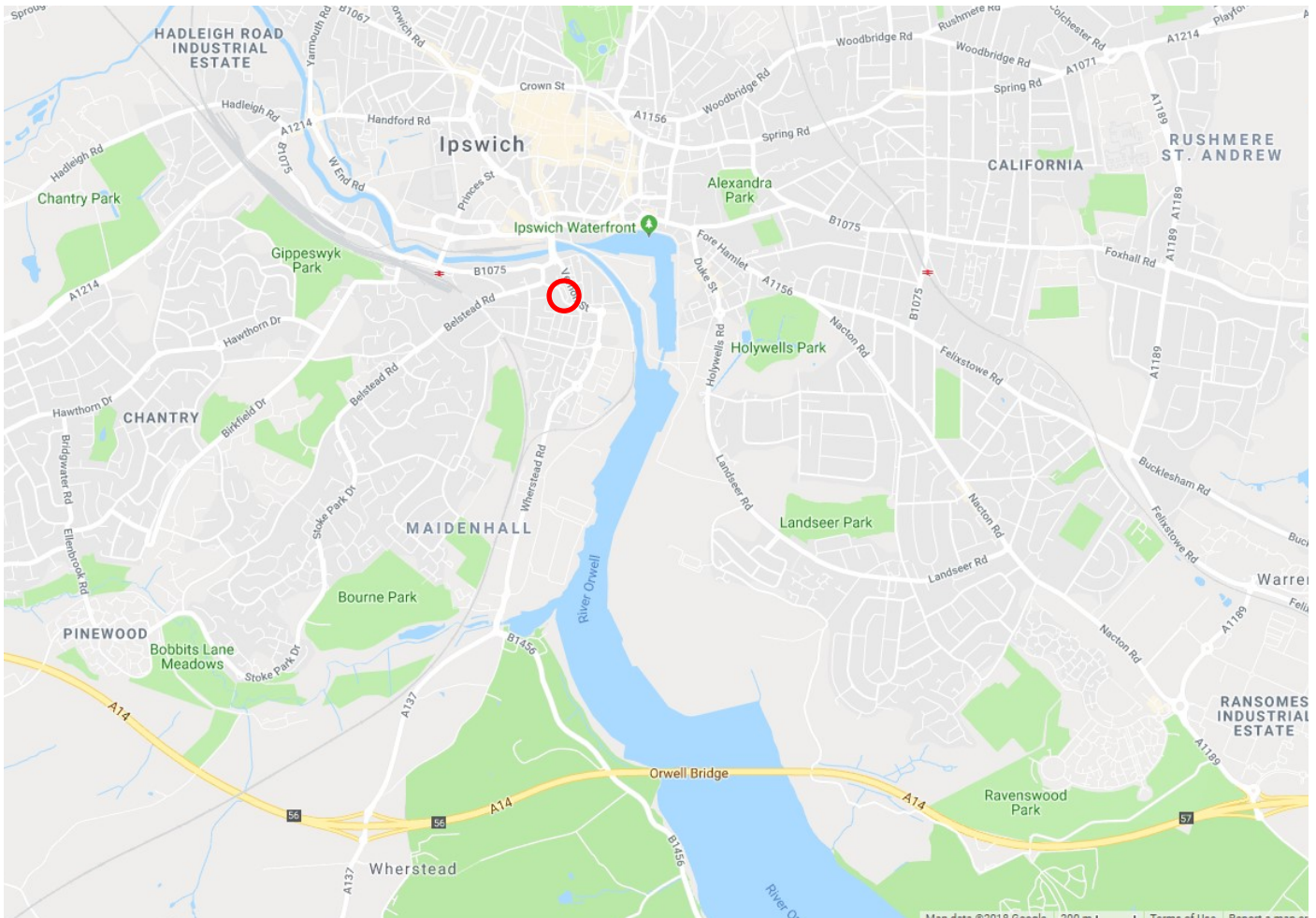
fennwright.co.uk

Contact **Alistair Mitchell**
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SITE PLAN—FOR IDENTIFICATION PURPOSES ONLY



For further information call

01473 232 701

or visit fennwright.co.uk

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